

Motion to

Recommend Changes to City Planning's Proposed Land Use Parameters for the East Venice Subarea

- 1) **Designated Low Residential** (Existing R1V2 - Single Family):
No changes from existing zoning requirements except:
 - Lot coverage: 40% -50%.
 - Lot consolidation: Not permitted.

- 2) **Designated Low Medium Residential** (Existing R2 on Walnut Ave.):
 - Density: Proposed density of 2 DU/lot is okay.
 - Maximum height: Change from 3 stories to 2 stories with a height limit of 25'.
 - FAR: Proposed 0.75 is okay.
 - Lot coverage: 50% with increased buildable area not permitted under any circumstances.
 - Lot consolidation: Not permitted.

- 3) **Designated Low Medium Residential** (Existing RD1.5, RD2 and RD3 (along Penmar and Nelrose)):
 - Density: Proposed 1 DU/1,500 -2,000 -3,000 SF of lot is okay.
 - Maximum height: change from 3 stories to 2 stories with a height limit of 25'.
 - FAR: 0.9, bonus FAR to 1.0.
 - Lot coverage: 50% with increased buildable area not permitted under any circumstances (including bonus).
 - Lot consolidation: Not permitted.

- 4) **New Designation Village** (Existing RD4 along Venice Blvd):
 - Density: Proposed 400 SF/Living Unit is okay.
 - Maximum Height: Base of 3 Stories ($\leq 33'$) for north side of Venice Blvd., 4 Stories ($\leq 44'$) on south side. One story additional with bonus on both sides of Venice Blvd. No roof decks when adjacent to Low Residential land uses.
 - FAR: 1.25, bonus FAR to 1.75.
 - Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
 - Lot Consolidation: 3 lots.

- 5) **Designated Village** (Existing C2 along Lincoln Blvd):
 - Density: Proposed 400 SF/Living Unit is okay.
 - Maximum Height: 3 Stories ($\leq 33'$), 4 Stories ($\leq 44'$) with bonus Stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties)
No roof decks when adjacent to Low Residential land uses.
 - FAR: Base FAR to 1.25, 1.75 with bonus.
 - Lot Coverage: 60% with increased buildable area not permitted under any circumstances including bonus.

- Lot Consolidation: Up to 3 lots.

6) **Designated Community Center** (Smart & Final, Ralphs, and Ross properties)

- Density: Change proposed minimum density to 800 SF/Living Unit.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus;
Stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties).
No roof deck when adjacent to Low Residential land uses.
- FAR: Base FAR 1.25, 2.0 with bonus
- Lot Coverage: 50% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.

7) **Designated Hybrid Industrial** (Existing M1 lots along Lincoln south of Washington):

- Density: Proposed 800 SF/Living Unit is okay.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.